

9

Keep regional park
west of 99 as
74 acre park

OR
Keep ~~the~~ park north of Shaw
and build connecting bridge
to park south of Shaw (#9 + 29)

Park
North of
West
in #9

We need more
regional parks in west
Fresno. If we can't
keep #7 and #9 as parks,
Then build a park on #9
and #29 across Shaw and
build a bridge (physical & network)

Park
*Former
proposed
regional
Park

Need
Park on
North of
Shaw.

Have park on ~~#9~~ 9
(can be bridge with
to 29)

10

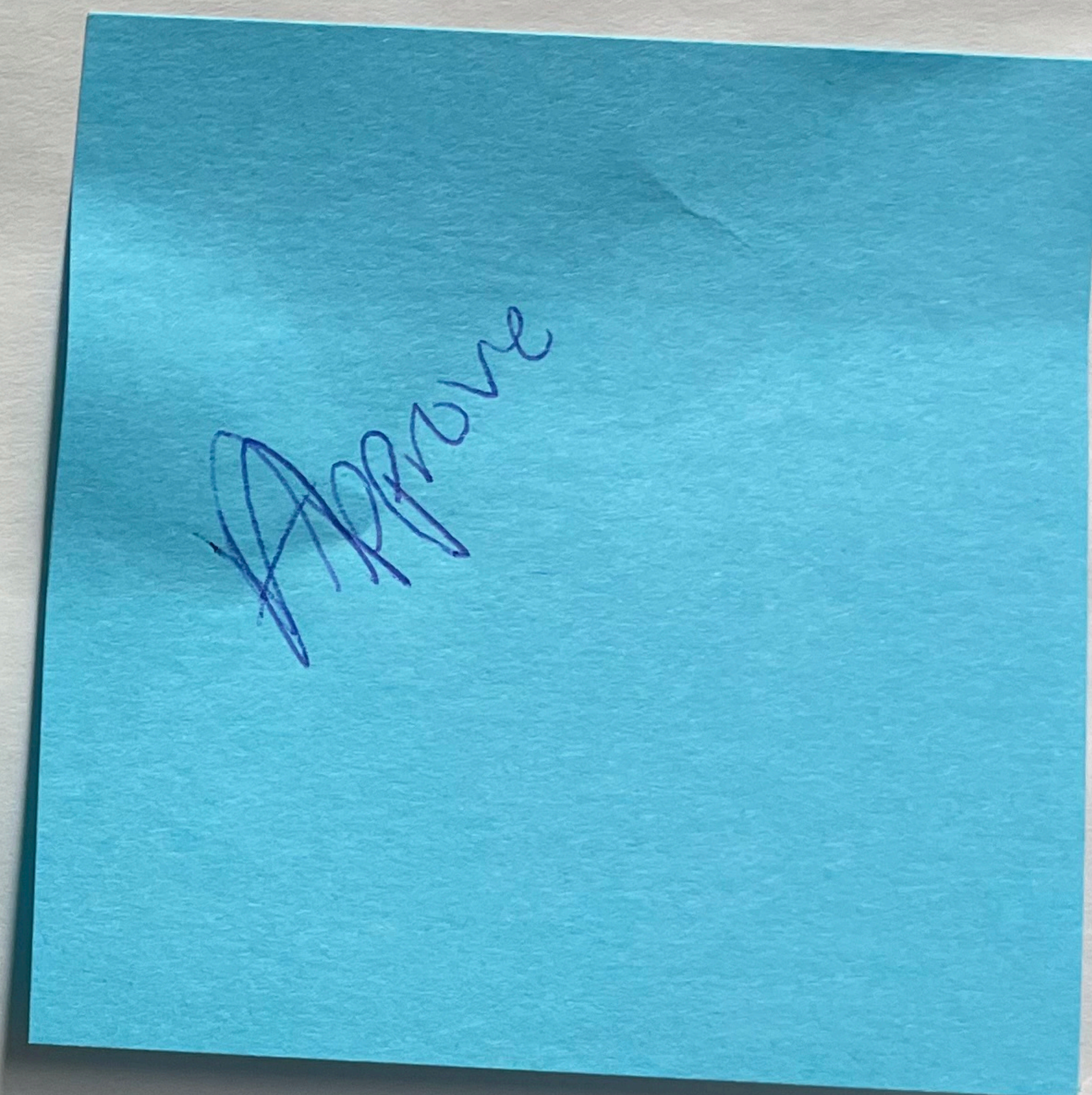
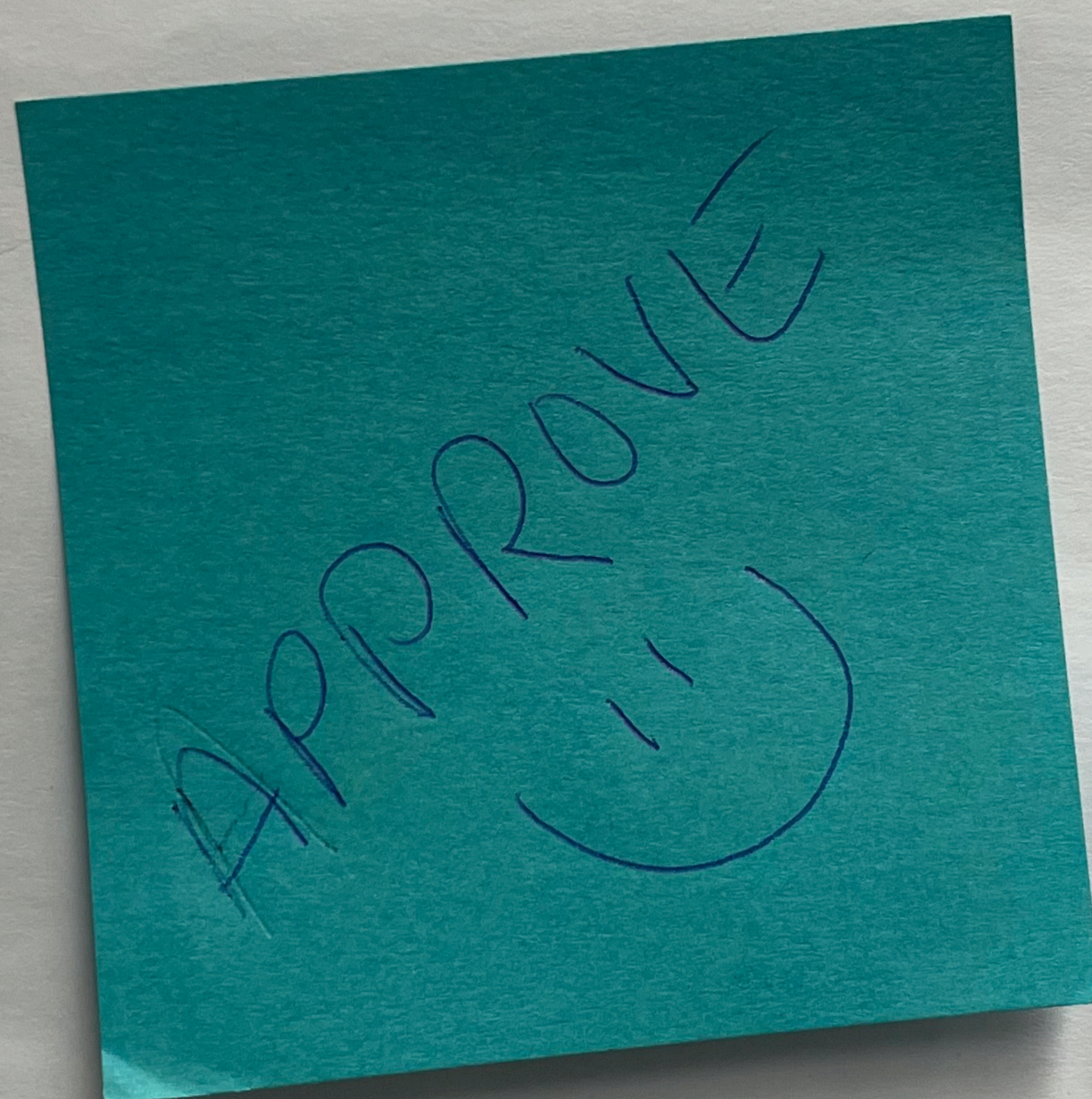
19

Re Ashlan 199:

The color on the
map looks too
orange for "CC",
but YES "CC"
should be here

20

28



29

- ① Have all of the requested changes made by Property Owners listed and added for consideration.
- ② Have a comparison between EXISTING plan and 2023 Plan (Proposed)

W/ Need More Parks

Green Spaces as we
move forward

Increased Housing
Density Requires It!

South side of
Aken east of
Bryan -
po has split
zoning - UN/NMX.
Just wants UN
4/21/23 (Gophus)

More Mixed

Use, better

public services

thanks

Keep park
north of
Shaw, even
if smaller

4 units on
Single family lot,
make it legal.

16 acres off
Cornelia & Dakota,
convert mixed-use,
subdivide, mixed use
on Cornelia, med density
housing behind off
Dakota

when will
grantland
be widened?

From: [Jeff Roberts](#)
To: [Jeff Roberts](#)
Subject: FW: Proposed Land Use Designations
Date: Thursday, March 30, 2023 8:46:05 AM
Attachments: [Message from KM_C258_4thFlr_EAST.msg](#)
[Message from KM_C258_4thFlr_EAST.msg](#)



Jeffrey T. Roberts | Entitlement Director

T: [\(559\) 440-8308](#) | **M:** [\(559\)288-0688](#) | **F:** [\(559\) 436-1659](#) | **X:**308

E: jroberts@assemigroup.com

W: www.assemigroup.com

5260 N. Palm Ave., Ste. 421, Fresno, CA 93704

From: Jeff Roberts

Sent: Thursday, March 9, 2023 11:02 AM

To: Casey Lauderdale <casey.lauderdale@fresno.gov>; Sophia Pagoulatos
<Sophia.Pagoulatos@fresno.gov>

Cc: Israel Trejo <Israel.Trejo@fresno.gov>; Robert Holt <Robert.Holt@fresno.gov>

Subject: Proposed Land Use Designations

Good morning,

As you may or may not be aware, we have been working with City staff on several projects that are situated along the "Grantland Corridor" between Dakota and Clinton. We have made the decision to pursue all of these projects and in an effort to coordinate the land use, zoning, mapping, and CEQA work, I wanted to give you several exhibits that illustrate our proposed projects. We would like these requested land use designations reflected on the latest version of the "West Area Neighborhood Specific Plan" (WANSP) and in the Program EIR that will be completed for the project.

- Exhibit "A" identifies the 4 properties that we are currently working on
- Exhibit "D" identifies the land use designation / Zoning that we would like to see on the 4 properties. (you will note that several additional properties have been included on this graphic. It is our opinion that properties will need to be "Prezoned" along with our properties to provide for future annexation to the Fresno City limits. The 20 acres on the southwest corner of Grantland and Shields is owned by Central Unified School District and the proposed land use/ zoning for this site will be identified in the near future)

We are in the process of working with City staff, County staff, and LAFCO staff on these projects. We will be meeting together soon and will be "fine tuning" the Prezoning / Annexation boundaries if necessary.

Please let me know if and when you would like to meet regarding these applications.

I look forward to hearing back from you.

Thank you for your time



Jeffrey T. Roberts | Entitlement Director

T: [\(559\) 440-8308](tel:(559)440-8308) | **M:** [\(559\)288-0688](tel:(559)288-0688) | **F:** [\(559\) 436-1659](tel:(559)436-1659) | **X:** [308](tel:308)

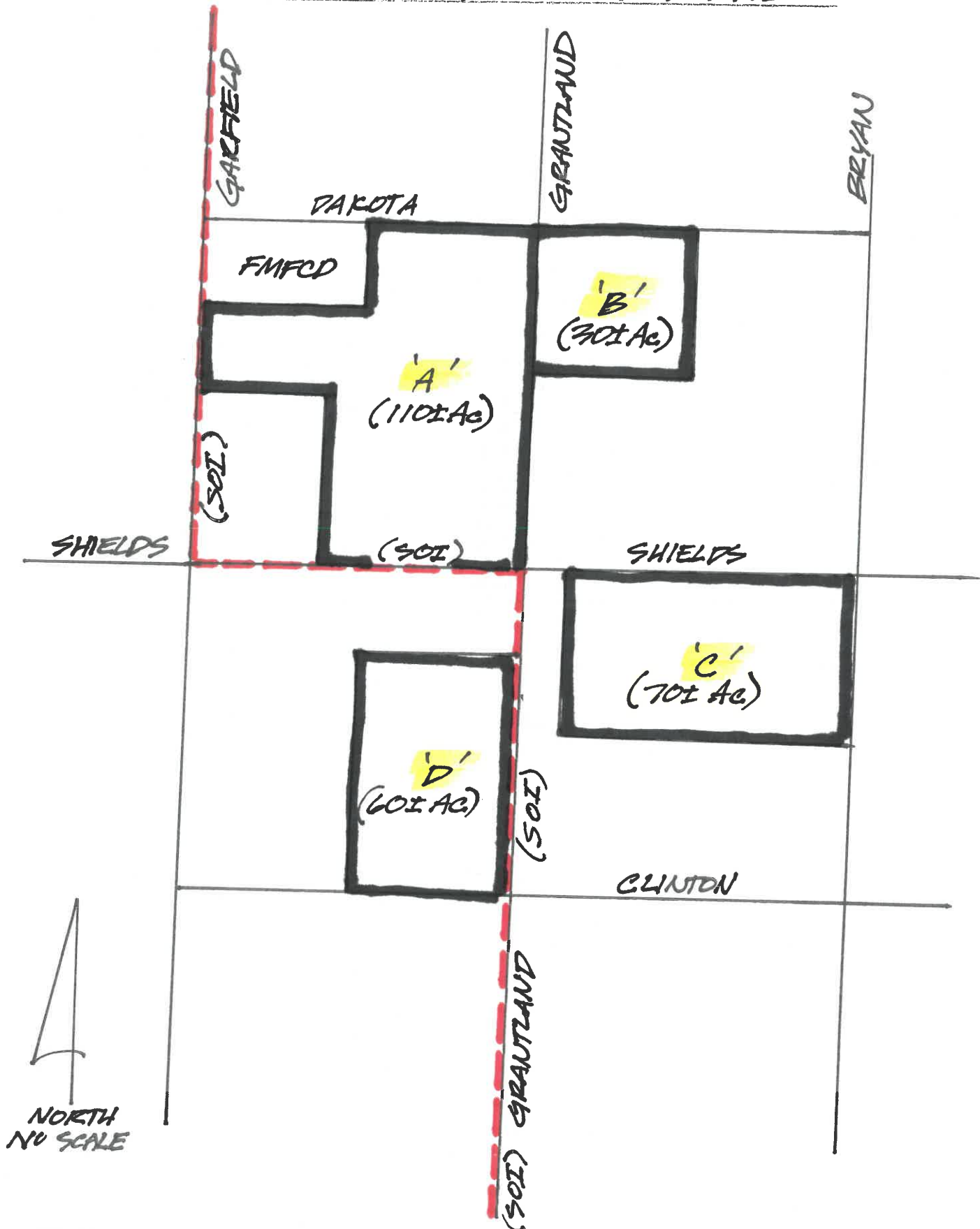
E: jroberts@assemigroup.com

W: www.assemigroup.com

5260 N. Palm Ave., Ste. 421, Fresno, CA 93704

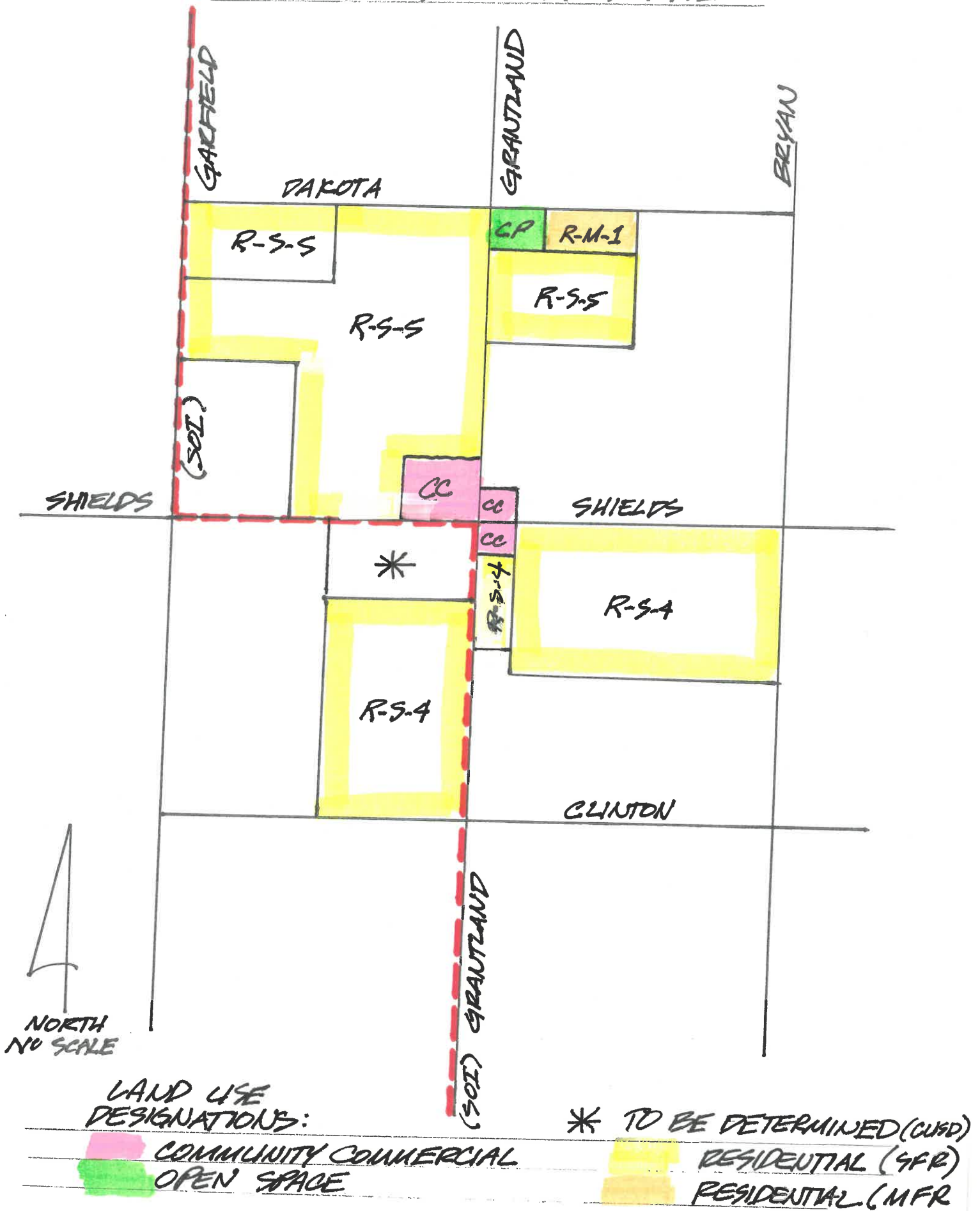
CONFIDENTIALITY NOTICE: This communication and any accompanying document(s) may be privileged and confidential, and are intended for the sole use of the addressee(s). If you have received this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon it is strictly prohibited. Moreover, any such inadvertent disclosure shall not compromise or waive the attorney-client privilege as to this communication or otherwise. If you have received this communication in error, please delete it and contact us by replying to the sender or by telephone at 559-440-8300. Thank you.

EXHIBIT 'A' (KEY MAP)
ASSEMI GROUP PROPERTIES




PROPERTIES 'A', 'B', 'C', and 'D'

EXHIBIT 'D' (PROPOSED LAND USE)
ASSEMI GROUP PROPERTIES



March 28, 2023


Ms. Casey Lauderdale | Supervising Planner
City of Fresno
Long Range Planning Division
Via Email: casey.lauderdale@fresno.gov

SUBJECT: Wathen Property - West Area Specific Plan Designation

Dear Casey:

As a follow-up to our recent conversations, I have confirmed with the Wathen family their strong preference that their property on the southside of Ashlan Ave., between Blythe Ave. and Golden State, be designated as *commercial general* in the West Area Specific Plan. For reference, please see attached Exhibit "A" depicting the Wathen property as found on the City of Fresno West Area Specific Plan website (2022 version), Exhibit "B" depicting the revised 2023 land use diagram, and Exhibit "C" depicting the proposed Wathen modifications to the West Area Specific Plan. The Wathen's, doing business as Headliner Development, have owned the subject property for over 50 years.

The Wathen's are under contract to sell the 8.5 +/- acre and the 7.2 +/- acre parcel respectively immediately south of Ashlan Ave. to be developed for *commercial general* uses. The buyer of the 8.5 +/- acre parcel fronting Ashlan Ave. plans to develop a grocery store and a hotel on that site. A mixture of *commercial community* and *commercial general* designations may be necessary to accommodate both the proposed grocery store and the hotel. Such land use designation configurations will likely require additional conversations with city staff and the West Area Planning Committee.

For a variety of reasons, the two Wathen parcels directly on Ashlan Ave. could easily be considered *commercial general* due to their proximity to State Route 99 (SR-99). Also, Ashlan Ave. is one of the few overcrossings of SR-99 in the city. The Wathen property is part of the gateway into the West Area and is an excellent candidate for a unified development plan. *Commercial general* uses that would devalue the site are not of interest to the Wathens.

As for the adjacent multifamily residential property to the south owned by the Wathens, the family desires to change the planned density from *medium high density residential* (12-16 units per acre) to *urban neighborhood* which yields 16-30 units per acre. The proposed *urban neighborhood* density range is more attractive to a larger variety of multifamily residential builders. The family is also in final discussions with a builder to purchase the aforementioned Wathen multifamily parcel.

Ms. Casey Lauderdale

March 28, 2023

Page 2

On behalf of the Wathen family, thank you for all of your efforts to date. Shelley Wathen Cox and I will attend the West Area Specific Plan meeting on March 29th. We look forward to working with you and the West Area Planning Committee to accept and support the Wathen's request. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Dirk Poeschel". The signature is fluid and cursive, with the first name "Dirk" and last name "Poeschel" clearly distinguishable.

Dirk Poeschel, AICP
CalBRE Broker

Attachments:

Exhibit "A"

Exhibit "B"

Exhibit "C"

cc: Ms. Shelley Wathen
Mr. Brett Fugman
Mr. Kurt Vote

m:\current clients\headliner-ashlan & 99 22-20\correspondence\casey lauderdale.docx

EXHIBIT "A"

2022 WEST AREA SPECIFIC PLAN PROPOSED LAND USE DESIGNATIONS

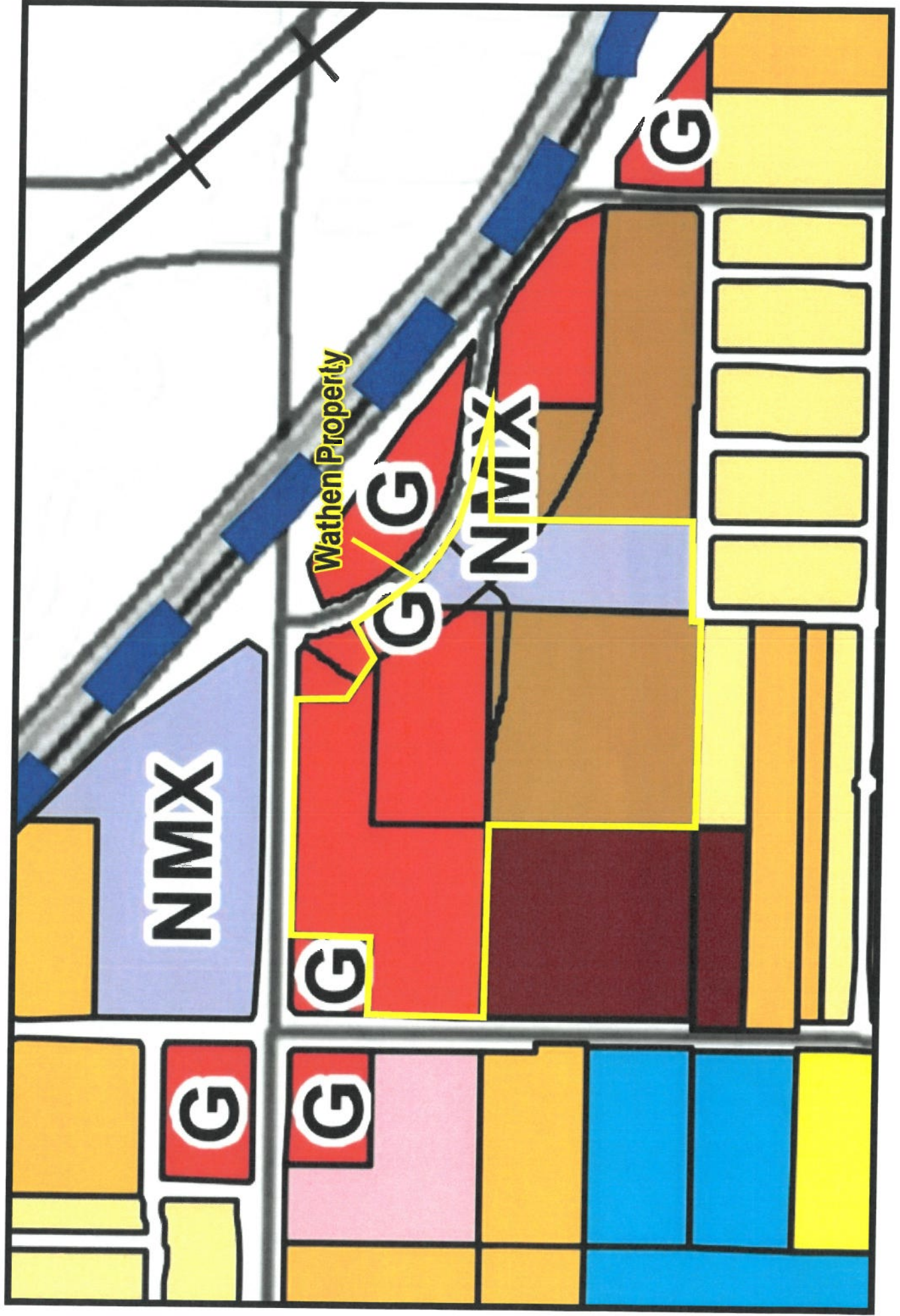


EXHIBIT "B"

2023 REVISED WEST AREA SPECIFIC PLAN PROPOSED LAND USE DESIGNATIONS

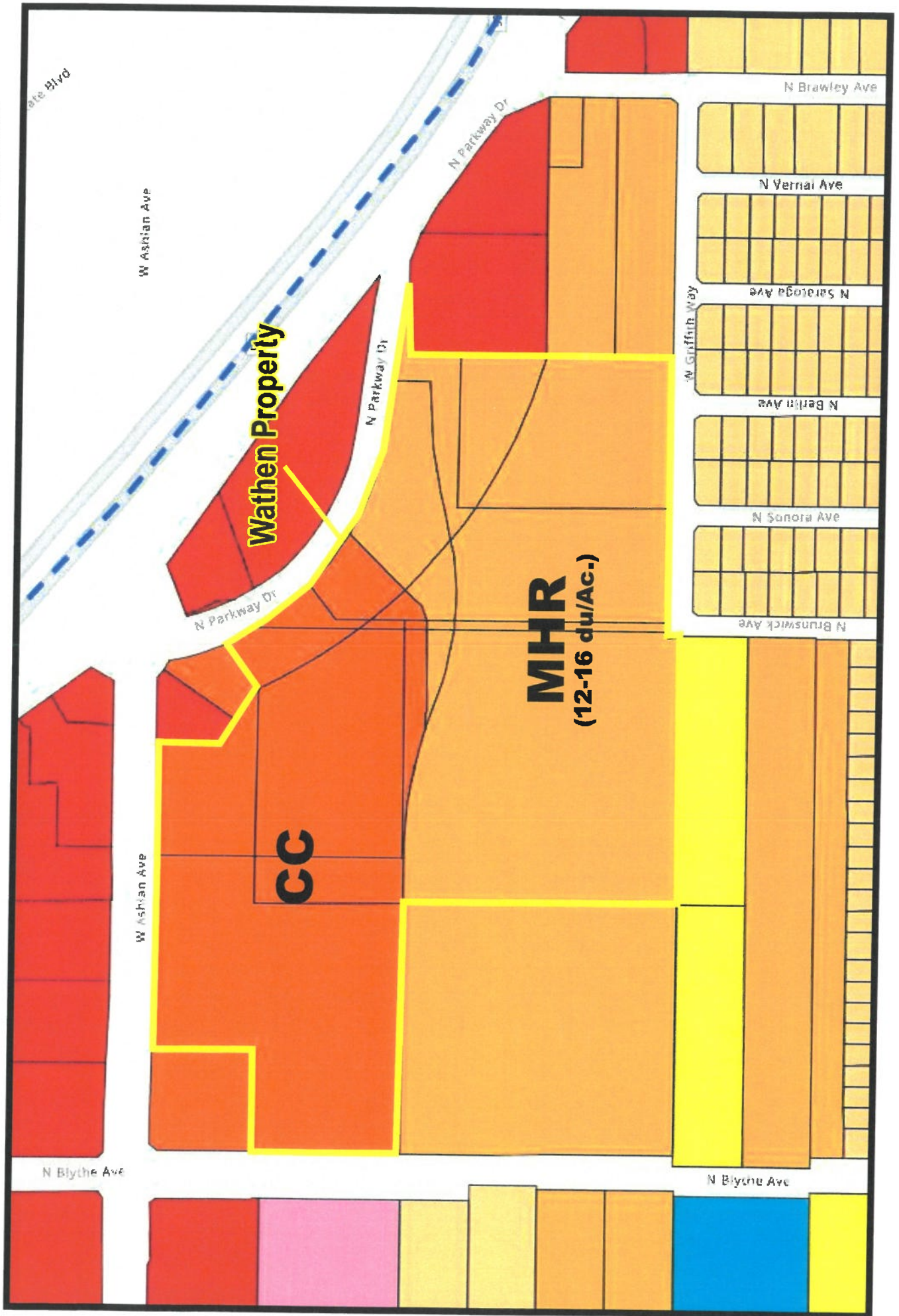
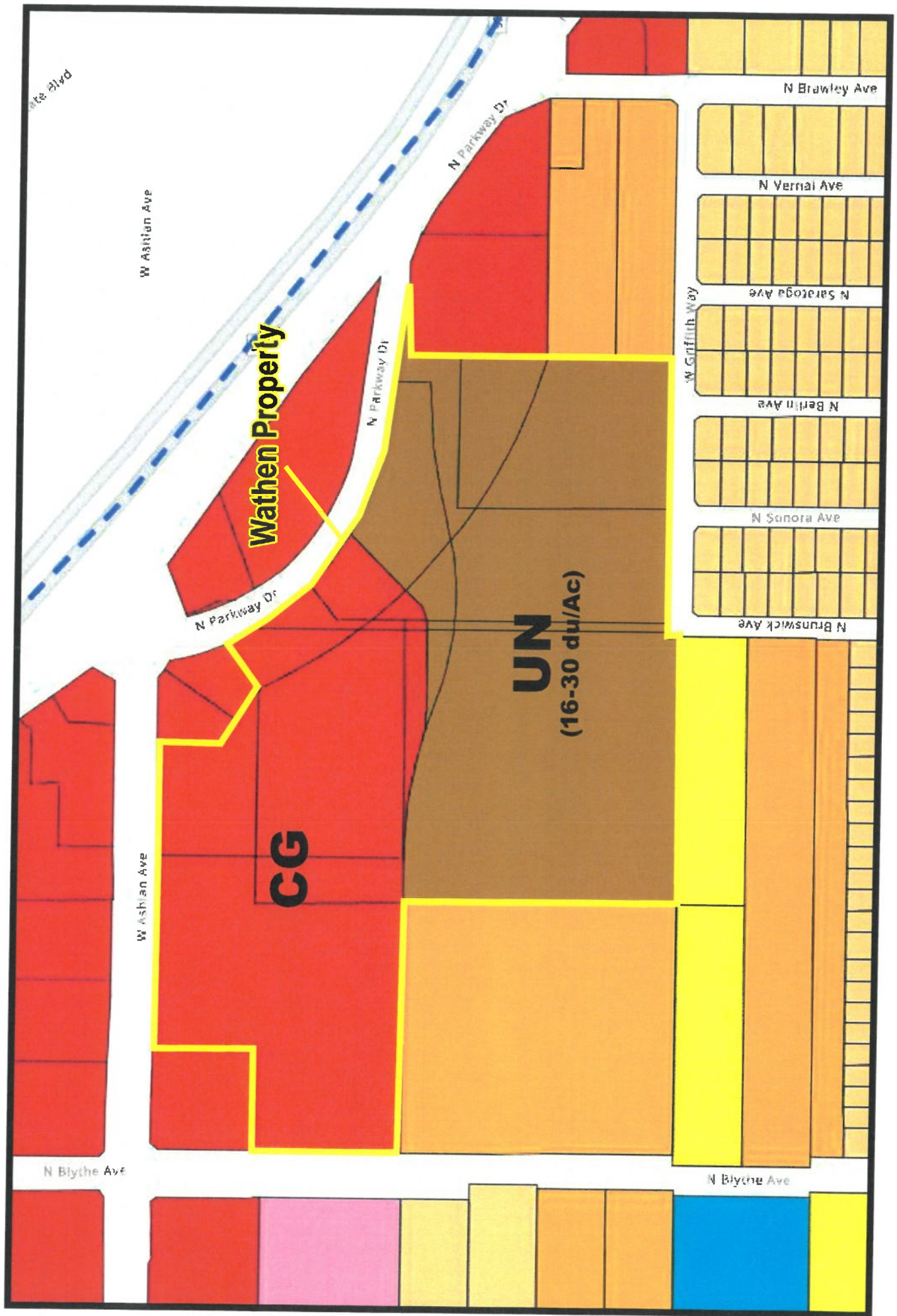


EXHIBIT "C"

PROPOSED WEST AREA SPECIFIC PLAN PROPOSED LAND USE DESIGNATIONS



February 7th, 2023

To Whom it May Concern.

As the current property owner of APN # 505-060-66, 505-060-70, and 505-060-74, we would prefer the City of Fresno reconsider the zoning from RM-2 to RS-4 for both properties. This is a substantial downsize from the previous RM-2 (16-20 units per acre) to the proposed RS-4 (3.5-6 units per acre). In addition, this rezoning is contrary to what the City of Fresno is trying to achieve with the current housing deficit in Fresno.

Please reconsider this decision to be in our favor. If you require further information or clarification, do not hesitate to call or email.

Thank you,



Ricky Dhaliwal
Director of Operations
Ekam Properties, LLC

From: [Thomas Williams](#)
To: [Casey Lauderdale](#); [Israel Trejo](#); [Robert Holt](#)
Cc: [David Williams](#); [Bill Walls](#); [Walter Diamond](#); [Thomas Williams](#)
Subject: RE: 30+/- Acre Property at Grantland/Barstow T6294
Date: Wednesday, March 22, 2023 8:51:03 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.jpg](#)
[image006.png](#)

External Email: Use caution with links and attachments

Casey, after some deliberations regarding the density and product for this map, we request that the original status of medium density remain on the entire parcel rather than increasing a portion to medium high. Please confirm our request so we can move forward with T6294 as is.

Israel, we would like to meet with you and Robert again to move this map forward.

Thank You



From: David Williams
Sent: Thursday, January 19, 2023 2:21 PM
To: Casey Lauderdale <casey.lauderdale@fresno.gov>
Cc: Israel Trejo <Israel.Trejo@fresno.gov>; Thomas Williams <thomasw@cclsrealestate.com>; David Williams <davidw@cclsrealestate.com>
Subject: RE: 30+/- Acre Property at Grantland/Barstow

Casey,

In response to your email below, see attached letter and related documents. Hopefully this is what you needed.

January, 19, 2023

Mr. David Pena, Chairperson
Mr. Deep Singh, Vice Chairperson
West Area Neighborhoods Steering Committee
c/o Casey Lauderdale
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

RE: West Area Neighborhoods Specific Plan

To West Area Neighborhoods Steering Committee Members and City of Fresno staff:

I am the owner of 30+/- acres off the SEC of North Grantland and West Barstow Avenues in Fresno, CA (APN 505-060-07) (the "Property"), located within the West Area Neighborhoods Specific Plan ("Specific Plan"). Currently, the Specific Plan has proposed a land use designation of Medium Density Residential (5-12 dwelling units/acre) on my Property. The purpose of this letter is to request that the northernly ten (10) acres of the Property be approved and designated as Medium High Density Residential (12-16 dwellings units/acres) on the Specific Plan. The southernly twenty (20) acres of Property will remain Medium Density Residential (5-12 dwellings units/acre). Attached is a copy of the Property showing the requested increase in density (outlined in red).

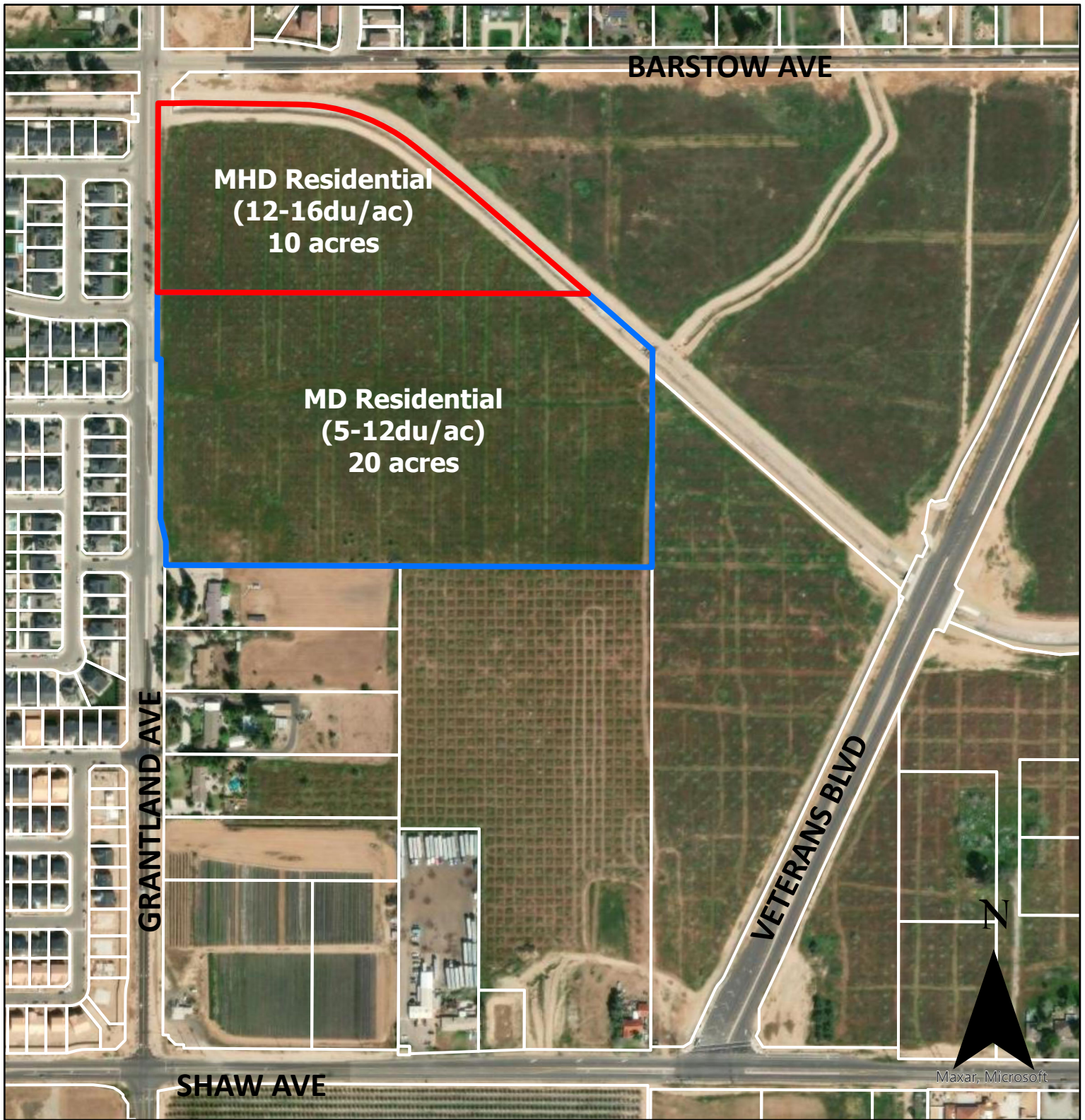
As you are aware, this increase in housing density is needed and would greatly benefit the community, as California (and more particularly Fresno County) is experiencing a housing shortage and is heavily burdened by this crisis. In the latter part of last year, Fresno ranked as the 17th most severely cost burdened city in the nation for renters and homeowners. Many factors have contributed to the crisis, but most prevalent is the lack of affordable and available housing, which has caused housing prices to sky rocket. To address the housing crisis, Governor Newsom has initiated favorable policies in an effort into increase housing density in California communities, but unfortunately California continues to fall short of the Governor Newsom's housing goals. Attached are recent articles describing the housing costs and conditions in Fresno County, as well as the status of Governor Newsome's housing initiatives.

In an effort to decrease housing shortages, and in the spirit of Governor Newsome's recent push for increased density to bring more affordable housing to our community, we respectfully request that the Specific Plan include the proposed land uses requested herein.

Thank you,



David M. Williams
Owner



NW Fresno Site

- APN 50506007 MHDR
- APN 50506007 MDR

Casey Lauderdale

From: Bonique Emerson <bemerson@precisioneng.net>
Sent: Tuesday, February 21, 2023 9:10 AM
To: Casey Lauderdale
Subject: plan amendment approved in the west area

Follow Up Flag: Follow up
Flag Status: Completed

External Email: Use caution with links and attachments

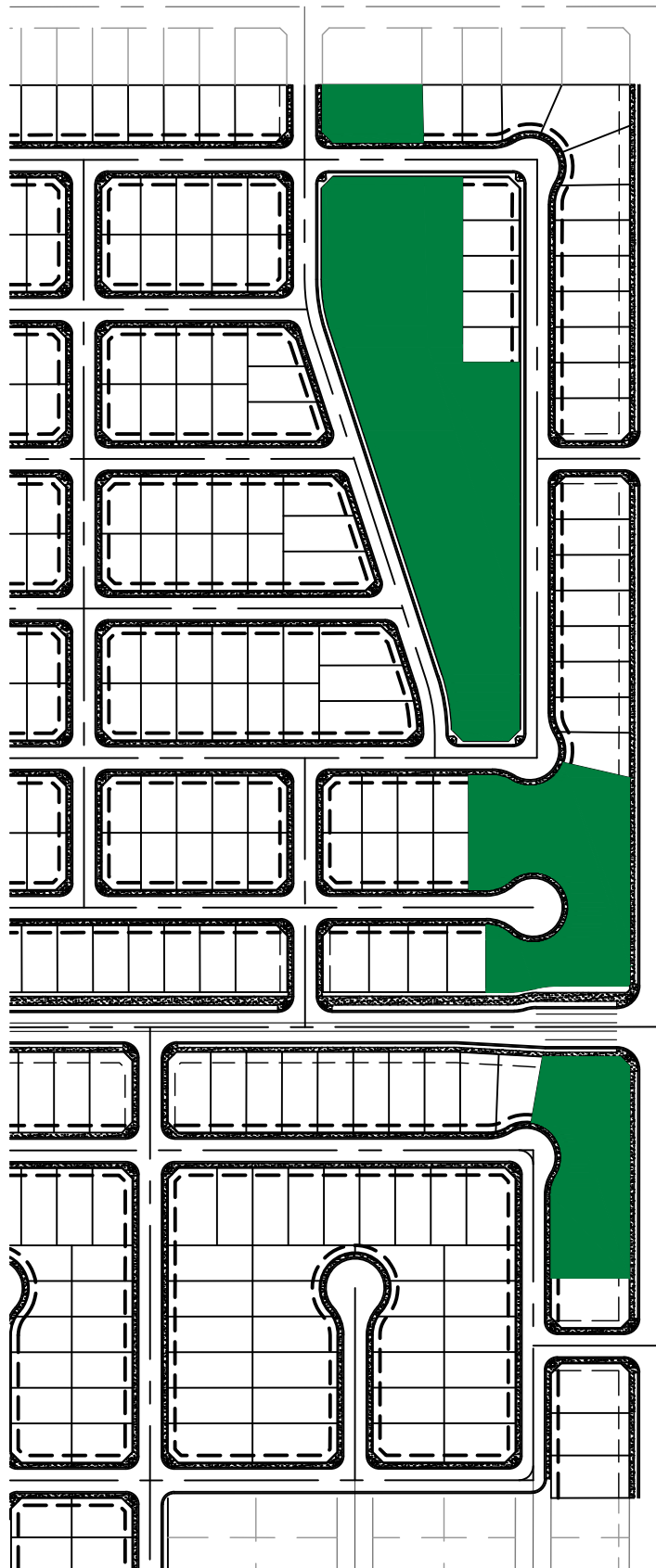
Good Morning Casey,

I hope you are doing well.

I wanted to check in with you to make sure that the new land use map for the west area will not reflect open space for APN 512-050-08. My client reached out to ask about it because Century Communities told him it might be an issue that needs to be resolved. We had that open space removed under Plan Amendment P19-02237 and have an approved tract map for the site (T-6234).

Thanks,

Bonique



COLOR LEGEND



OPEN SPACE AREA = 5.46 ACRES

DAKOTA AVENUE

HAYES AVENUE



SCALE 1" = 250'



EXHIBIT

DESCRIPTION:

TRACT 6234
OPEN SPACE AREA EXHIBIT

PROJECT NAME:

TRACT 6234

03/03/2023

18-007

FIGURE

1

1234 'O' STREET,
FRESNO, CA 93721
(559) 449-4500



August 10, 2023

Councilmember Annalisa Perea
& Planning and Development Director Jennifer Clark
City of Fresno
Via email: Annalisa.Perea@fresno.gov
Jennifer.Clark@fresno.gov

SUBJECT: August 8th, 2023 – Meeting Summary

Dear Councilmember Perea & Director Clark:

I want to thank you both for taking the time out of your busy schedule to meet with my clients Ms. Shelley Cox, Mr. Rajdeep Singh, and Mr. Jay Virk and I to discuss the West Area Community Plan. Specifically, we discussed the staff recommended land use designations pertaining to the property located on the south side of W. Ashlan Ave., between N. Blythe Ave. and N. Parkway Dr.

At the meeting, we discussed the changes my clients desired to see implemented to the land use designations proposed per the current West Area Community Plan update. As you may recall, my clients desire to relocate the *Commercial General* uses to front W. Ashlan Ave. from its planned location on N. Blythe Ave. My clients also desire to revise the proposed *Neighborhood Mixed-Use* to *Commercial General* as illustrated in *Figure 1 – Proposed Land Use Designations* below.

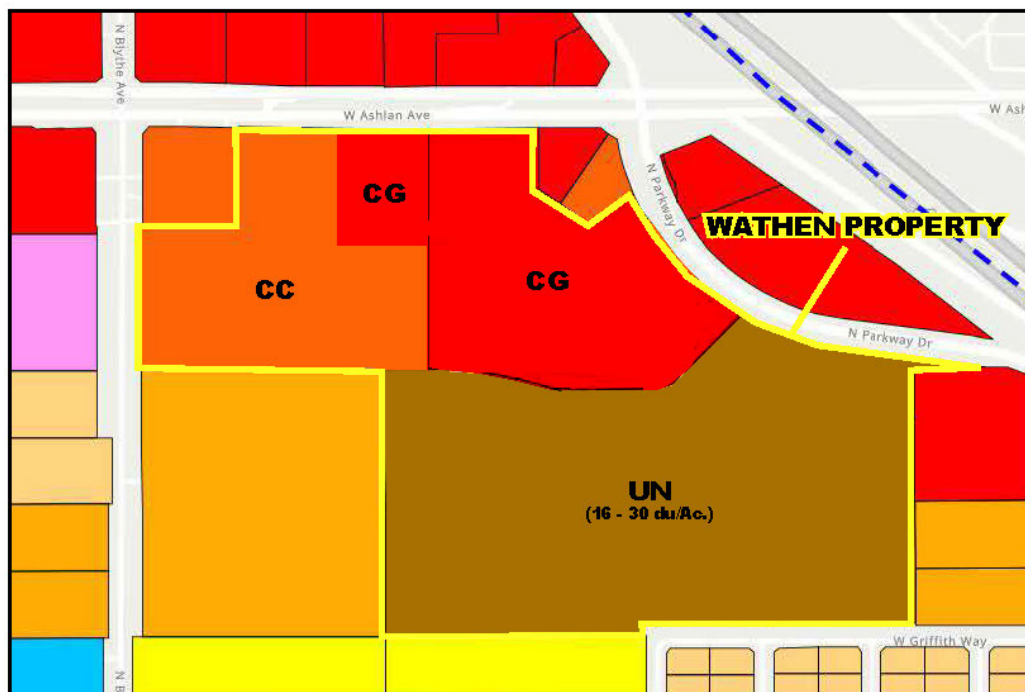


Figure 1 – Proposed Land Use Designations

Councilmember A. Perea & Director J. Clark
August 10, 2023
Page 2

Director Clark stated, the uses proposed for a master plan development project could be relocated, specifically mentioning the location of the proposed carwash, through a *Planned Development Permit*. The *Planned Development Permit* allows the applicant to propose uses for the master planned development. Additionally, it was stated that the location of the proposed uses within the master planned development could be maneuvered or relocated from the specific plan designation through the *Planned Development Permit*.

During the meeting, Mr. Virk questioned the residential component requirement of the *Neighborhood Mixed-Use* land use designation. Director Clark stated that due to SB 330, the *Neighborhood Mixed-Use* designation must stay in place for future uses. She also stated that there would be *no condition* that would require the project to provide residential units in the proposed master development project. Director Clark did not elaborate further, but her determination is appreciated.

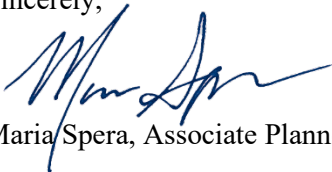
Director Clark also mentioned that next week (week of August 14th), the contractor to prepare the update CEQA document would be considered by the City Council. She also stated that the West Area Community Plan is expected to be adopted in the fall of 2024.

Mr. Singh and Mr. Virk mentioned their interest for a left turn pocket off of W. Ashlan Ave. to the proposed master development project site. Director Clark and Councilmember Perea expressed their concern about the current backed up traffic issues on westbound W. Ashlan Ave. Director Clark added that there could potentially be an opportunity to analyze the addition of a *turn worm* to control the flow of traffic and possibly allow the left turn request.

Mr. Virk stated that a conceptual site plan of the proposed master development project would be available for city staff's review within four months.

I trust this summary is beneficial. If the information provided is not accurate, please let me know.

Sincerely,



Maria Spera, Associate Planner

cc: Ms. Shelly Cox
Mr. Rajdeep Singh
Mr. Jay Virk

m:\current clients\rajdeep singh - commercial 23-23\correspondence\8.8.23 meeting summary.docx